



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Reimbursement Agreement for the Public Improvements for Kettleman Lane and Beckman Road, Agreement #RA-01-01, and Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City

MEETING DATE: June 20, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the Reimbursement Agreement for the Public Improvements for Kettleman Lane and Beckman Road, Agreement #RA-01-01, and direct the City Manager and City Clerk to execute the Agreement on behalf of the City.

BACKGROUND INFORMATION: As part of the Capital Improvement Project "HWY 12 – Kettleman Lane/SR 99" ("City Project"), the City designed and installed public improvements that included widening of Highway 12 (Kettleman Lane) between the southbound Highway 99 ramp and Beckman Road, installation of traffic signals, ramp widening and construction of street improvements in the new Beckman Road alignment. The project was accepted by the City Council on January 5, 2000, pursuant to Resolution No. 2000-02. The funding for the City Project came from several sources, such as State Transportation Improvement Program (STIP), Measure K, and local funds from Street and Utility Development Impact Mitigation Fees, and a loan from the San Joaquin Council of Governments (SJCOG). The total cost of the Project was \$2,822,243.50.

The City Project included the installation of street improvements on the north side of Kettleman Lane, and construction of underground and street improvements in the new Beckman Road alignment, that directly benefit the property located north of Kettleman Lane and east and west of the new Beckman Road alignment (APN 049-250-58) owned by GFLIP III, L. P., a California Limited Partnership. The benefiting property is shown in Exhibit A as the Area of Benefit.

At the time of development, the owner/developer of the property within the Area of Benefit would have been required to design and construct the improvements on Kettleman Lane and Beckman Road, including required utilities, as a condition of approval for development. Pursuant to Lodi Municipal Code (LMC), Chapter 16.40, Reimbursement for Construction, the City is entitled to reimbursement by the owner/developer for the cost of those improvements that benefit this property.

The reimbursable improvements attributable to the Area of Benefit include street improvements (concrete curb, gutter, and sidewalk, street lights and asphalt concrete pavement), water, wastewater and storm drain lines, and other miscellaneous and related items. The reimbursable improvements are itemized in Exhibit B. Since the costs of certain improvements (oversize water mains, excess street width pavement, etc.) are eligible for reimbursement to the owner/developer by the City, the applicable credits for those items are also shown in Exhibit B.

APPROVED:

H. Dixon Flynn -- City Manager

Approve the Reimbursement Agreement for the Public Improvements for Kettleman Lane and Beckman Road, Agreement #RA-01-01, and Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City
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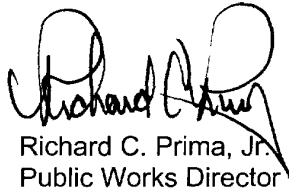
In conformance with LMC Section 16.40, staff recommends that Council approve the Reimbursement Agreement to recover the cost of the street improvements on the north side of Kettleman Lane and within the new Beckman Road alignment that front the benefiting parcel owned by GFLIP III, L. P., a California Limited Partnership (APN 049-250-58). The recommended reimbursable costs are as shown in Exhibit B and are listed below:

Kettleman Lane	\$139,340.24
Beckman Road	<u>\$741,548.26</u>
Total	\$880,888.50

The reimbursable costs include 10% of the construction cost for engineering design and construction contract administration, 1% of the construction cost for administration of the Agreement, and a fee for document preparation covering consultant services employed in the preparation of the Agreement. The reimbursable amount will be recalculated annually to include an amount attributable to interest, using the Engineering News Record (ENR) 20 Cities Construction Cost Index, until the full payment is received as set forth in LMC Section 16.40.

The Reimbursement Agreement has been executed by the property owner/developer.

FUNDING: Not applicable.



Richard C. Prima, Jr.
Public Works Director

Prepared by: Sharon Welch, Senior Civil Engineer
SNG & Associates Inc.

RCP/SAW/SNG/lm

Attachments

cc: Senior Civil Engineer – Development Services
GFLIP III, L.P.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A

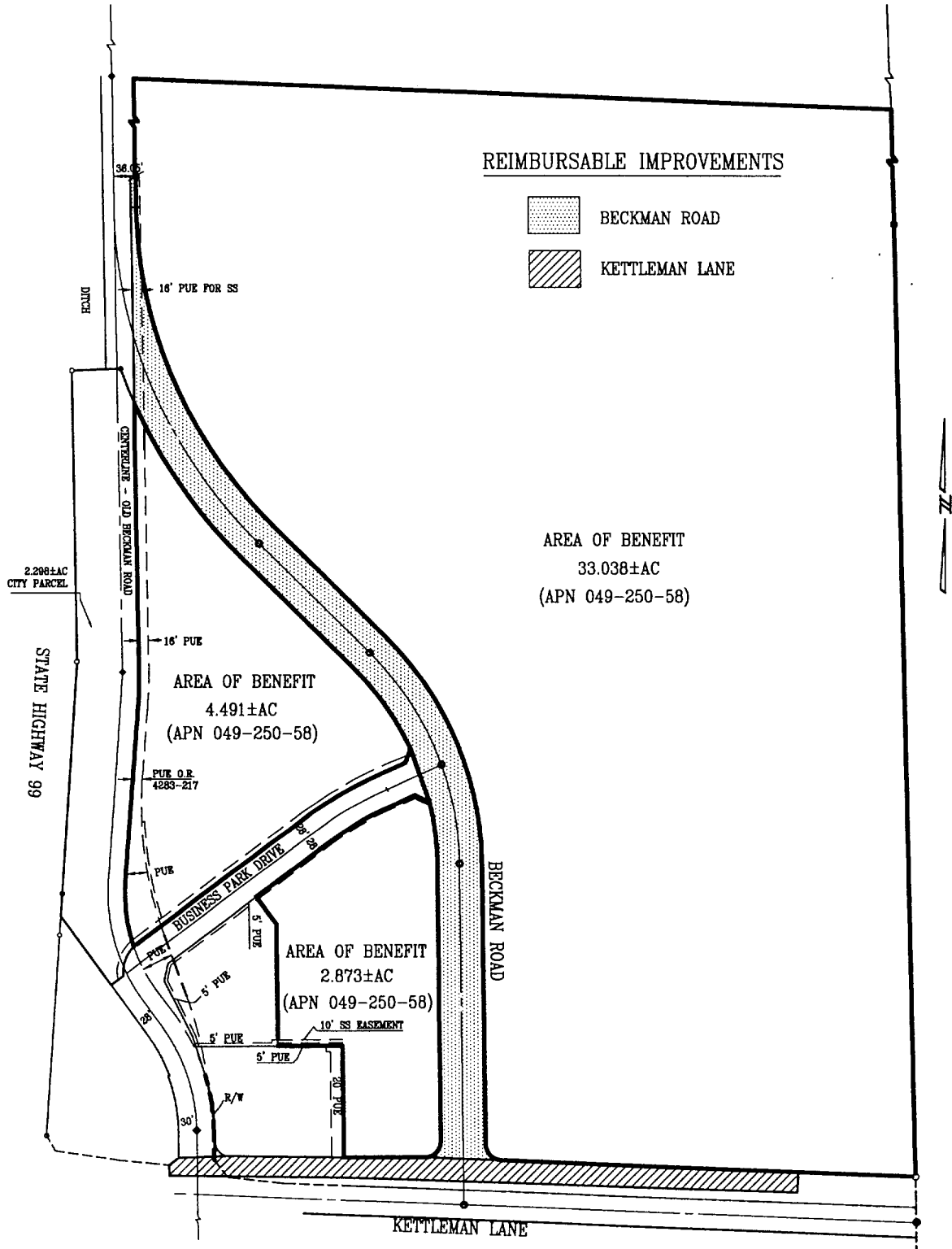


EXHIBIT B

**Reimbursable Costs
Kettleman Lane
HWY 12 - KETTLEMAN LANE / SR 99
WORK PORTION B (NON-STIP FUNDING)**

Work Item No.	Description	Unit	Unit Price	City		Developer		Comments
				Quantity	Amount	Quantity	Amount	
Station 101+20 to 102+60.525								
89	Asphalt Concrete (Type A)	TNN	\$39.00			205	\$7,995.00	
						Subtotal	\$7,995.00	
Station 102+60.525 to 102+83.005								
89	Asphalt Concrete (Type A)	TNN	\$39.00			32.84	\$1,280.76	
						Subtotal	\$1,280.76	
Station 102+83.005 to 104+20								
86	Earth Work	M ³	\$18.97	471	\$8,934.87	648	\$12,292.56	Excess Width Street Pavement
87	Aggregate Base (Class B)	TNN	\$16.00	440	\$7,040.00	545	\$8,720.00	Excess Width Street Pavement
89	Asphalt Concrete (Type A)	TNN	\$39.00	369	\$14,391.00	466	\$18,174.00	Excess Width Street Pavement
93	900 mm Storm Drain Pipe	M	\$340.00	126	\$21,420.00	126	\$21,420.00	City \$170; Dev \$170
98	300 mm DI Storm Drain Pipe	M	\$110.00	0	\$0.00	10	\$1,100.00	
99	Storm Drain Manhole(MH)	EA	\$1,400.00	0	\$0.00	1	\$1,400.00	
101	250 mm PVC Pipe (SS)	M	\$100.00	0	\$0.00	168	\$16,800.00	
104	Sanitary Sewer (SS) MH	EA	\$1,800.00	0	\$0.00	1	\$1,800.00	
105	Sanitary Sewer Riser	EA	\$630.00	0	\$0.00	1	\$630.00	
106	Vertical Curb & Gutter	M	\$34.00	0	\$0.00	130	\$4,420.00	
107	Median Curb	M	\$56.00	78	\$4,368.00	0	\$0.00	
118	SICB w/Back opening	EA	\$1,000.00	0	\$0.00	1	\$1,000.00	
122	300 mm PVC Pipe (water)	M	\$110.00	129	\$3,096.00	129	\$11,094.00	Oversize Water Main (City \$24; Dev \$86)
124	300 mm Gate Valve	EA	\$1,100.00	2	\$920.00	2	\$1,280.00	Oversize Water Valve (City \$460; Dev \$640)
126	Fire Hydrant Assembly	EA	\$3,400.00	0	\$0.00	2	\$6,800.00	
127	Temporary Blow-Off	EA	\$750.00	0	\$0.00	1	\$750.00	
135	Street Light	EA	\$7,300.00	0	\$0.00	1	\$7,300.00	

Subtotal	\$124,256.32
Design and Contract Administration (10%)	\$12,425.63
Administrative Fee (1%)	\$1,242.56
Document Preparation Fee (SNG Associates)	\$1,415.72
TOTAL REIMBURSABLE COSTS	\$139,340.24

Note: CCO # 02 & CCO # 06 are not considered here, since the non-STIP portion of the work is not clear.
CCO # 01, CCO # 03, CCO # 04 & CCO # 09 are considered in the New Beckman Road reimbursement.

EXHIBIT B

Reimbursable Costs Beckman Road

HWY 12 - KETTLEMAN LANE / SR 99
WORK PORTION B (NON-STIP-FUNDING)

Work Item No.	Description	Unit	Unit Price	City		Developer		Comments
				Quantity	Amount	Quantity	Amount	
77	Remove Riser	EA	\$450.00	0	\$0.00	1	\$450.00	
79	Abandon Storm Drain	EA	\$5,700.00	0	\$0.00	1	\$5,700.00	
86	Earth Work	M ³	\$18.97	454	\$8,612.38	5146	\$97,619.62	Excess Width Street Pavement
87	Aggregate Base (Class B)	TNN	\$16.00	272	\$4,352.00	3129	\$50,064.00	Excess Width Street Pavement
89	Asphalt Concrete (Type A)	TNN	\$39.00	360	\$14,040.00	2855	\$111,345.00	Excess Width Street Pavement
93	900 mm Storm Drain Pipe	M	\$340.00	0	\$0.00	76.2	\$25,908.00	
94	750 mm Storm Drain Pipe	M	\$200.00	0	\$0.00	152.4	\$30,480.00	
95	600 mm Storm Drain Pipe	M	\$170.00	0	\$0.00	24	\$4,080.00	
97	450 mm DI Storm Drain	M	\$170.00	0	\$0.00	107	\$18,190.00	
98	300 mm DI Storm Drain	M	\$110.00	0	\$0.00	131.6	\$14,476.00	
99	Storm Drain Manhole(MH)	EA	\$1,400.00	0	\$0.00	5	\$7,000.00	
100	Rock Slope Protection (SD Outlet)	M ³	\$160.00	0	\$0.00	0.864	\$138.24	
102	200 mm PVC Pipe (SS)	M	\$89.00	0	\$0.00	200	\$17,800.00	
104	Sanitary Sewer (SS) MH	EA	\$1,800.00	0	\$0.00	2	\$3,600.00	
106	Vertical Curb & Gutter	M	\$34.00	0	\$0.00	1004	\$34,136.00	
117	Side Inlet Catch Basin	EA	\$980.00	0	\$0.00	1	\$980.00	
118	SICB w/Back opening	EA	\$1,000.00	0	\$0.00	3	\$3,000.00	
123	250 mm PVC Pipe (Water)	M	\$98.00	592	\$7,104.00	592	\$50,912.00	Oversize Water Main (City \$12; Dev \$86)
125	250 mm Gate Valve	EA	\$870.00	4	\$920.00	4	\$2,560.00	Oversize Water Valve (City \$230; Dev \$640)
126	Fire Hydrant	EA	\$3,400.00	0	\$0.00	6	\$20,400.00	
135	Street Light	EA	\$7,300.00	0	\$0.00	12	\$87,600.00	
136	100 mm PVC Sleeve	M	\$95.00	0	\$0.00	160	\$15,200.00	
	CCO # 01				\$0.00		\$18,030.00	Non-STIP portion = 56.55% of \$31,882.52
	CCO # 03				\$0.00		\$3,816.00	Ditches on east side of New Beckman Rd
	CCO # 04				\$0.00		\$23,057.00	Additional utility services
	CCO # 09				\$0.00		\$14,732.00	Non-STIP portion = 56.55% of \$26,050.54

Subtotal	\$661,273.86
Design and Contract Administration (10%)	\$66,127.39
Administrative Fee (1%)	\$6,612.74
Document Preparation Fee (SNG Associates)	\$7,534.28
TOTAL REIMBURSABLE COSTS	\$741,548.26

Note: CCO # 02 & CCO # 06 are not considered here, since the non-STIP portion of the work is not clear.

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

June 15, 2001

SNG & Associates, Inc.
5922 Remer Terrace
Fremont, CA 94555

GFLIP III, L. P.
P.O. Box 1210
Lodi, CA 95241

SUBJECT: Approve the Reimbursement Agreement for the Public Improvements for Kettleman Lane and Beckman Road, Agreement #RA-01-01, and Direct the City Manager and City Clerk to Execute the Agreement on Behalf of the City

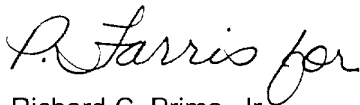
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 20, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer at (209) 333-6800, extension 2659.



Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk